



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

**PLANNING AND ZONING COMMISSION MINUTES
MARCH 10, 2015**

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman, Derek Einkauf at 6:33 p.m. on Tuesday, March 10, 2015 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

2. Quorum

A quorum was present.

Members Present:

Derek Einkauf, Chairman

Harold Collins

Ira Leary

Amy Pearce

Darryl Royer

Members Absent:

Chad Haynes

David Worley

City Staff:

D. (Diana) Gordon Offord, City Secretary

C. J. Snipes, City Administrator

David Leyendecker, City Engineer

Others Present:

Tracy Youngblood

Geoff Freeman

Shannon Purcell

3. Public Comment

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Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Public Comments.

4. Consideration and possible action to approve minutes from February 6th, February 13th, February 24, 2015 meetings

A motion was made by Planning and Zoning Member Collins to approve the minutes as submitted. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

5. Consideration and possible action on Jordan Ranch/General Plan

David Leyendecker stated there was only one question left regarding this plat to the naming of the road (Katy road or Jordan road ?) and this can be done at the final plat.

A motion was made by Planning and Zoning Member Collins to approve the Jordan Ranch/General Plan subject to recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

6. Consideration and possible action on Jordan Ranch/Street Dedication No. 1/ Preliminary Plat

David Leyendecker, City Engineer, stated that the pipeline is running through this street and there were several minor exemptions listed on the review sheet but all these items have been addressed. The developer stated that negotiations with Brookshire has been initiated and this will be abandoned and that a detention pond will be increased to accommodate for this outside drainage.

A motion was made by Planning and Zoning Member Collins to approve Jordan Ranch/Street Dedication No. 1/Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

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7. Consideration and possible action on Jordan Ranch Model Home Village/Preliminary Plat

A motion was made by Planning and Zoning Member Collins to approve Jordan Ranch Model Home Village/Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

Chairman Einkauf stated he would like to take items 8, 9, and 10 together if there are no objections. The Commission was silent.

8. Consideration and possible action on Jordan Ranch/ Section One/Preliminary Plat

9. Consideration and possible action on Jordan Ranch/Section Two/Preliminary Plat

10. Consideration and possible action on Jordan Ranch/Section Three/Preliminary Plat

A motion was made by Planning and Zoning Member Leary to approve items 8, 9, and 10 subject to the recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

Chairman Einkauf announced that he would like to take items 11 and 12 together if there are no objections. The Commission was silent.

11. Consideration and possible action on Jordan Ranch/Section Four/Preliminary Plat

12. Consideration and possible action on Jordan Ranch/Section Five/Preliminary Plat

A motion was made by Planning and Zoning Member Pearce to approve items 11 and 12 subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

13. Consideration and possible action on The Market at Cross Creek Ranch, SWC, LLC/Preliminary Plat

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A motion was made by Planning and Zoning Member Collins to approve the Market at Cross Creek, SWC, LLC/Preliminary Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

14. Consideration and possible action on Cross Creek Ranch Active Adult/Section One/Final Plat

The representative for Cross Creek Active Adult Section stated they are changing the name to "Bonterra" for Sections 1, 4, and 5.

Chairman Einkauf stated he was informed by the City Secretary that these new plats have not been reviewed by the City Engineer, David Leyendecker.

David Leyendecker, City Engineer, stated that Section 1 had no issues and Section three and four only had minor issues and he would recommend approving the Preliminary Plats.

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch Bonterra Active Adult/Section One/ Final Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

15. Consideration and possible action on Cross Creek Ranch Active Adult/Section Three/Final Plat

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch/Bonterra Active Adult /Section 3 Final Plat. It was seconded by Planning and Zoning Member Royer. This motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

16. Consideration and possible action on Cross Creek Ranch Active Adult/Section Four Final Plat

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch Bonterra Active Adult Section 4 Final Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

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17. Consideration and possible action on Fulshear Run/Section Two/Final Plat

A motion was made by Planning and Zoning Member Leary to approve Fulshear Run/Section Two/ Final plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

18. Consideration and possible action on Fulshear Run/Section Three/Street Dedication/Final Plat

A motion was made by Planning and Zoning Member Pearce to approve Fulshear Run/Section Three/ Street Dedication/ Final Plat. It was seconded by Planning and Zoning Member Royer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

19. Consideration and possible action on Fulbrook on Fulshear Creek/Section Eight/Preliminary Plat

Chairman Einkauf stated that the Flood Plain is incorrect and asked the City Engineer for an opinion. Mr. Leyendecker, City Engineer, stated that was one of the issues noted in his review. Mr. Leyendecker stated he would recommend approval and he would see to it being corrected before final platting. A motion was made by Planning and Zoning Member Collins to approve Fulbrook on Fulshear Creek/Section Eight/ Preliminary Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

20. Consideration and possible action on Fulbrook on Fulshear Creek/Section Nine/ Preliminary Plat

A motion was made by Planning and Zoning Member Collins to approve Fulshear Creek Section Nine Preliminary Plat subject to City Engineer 'recommendations, David Leyendecker. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

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**23. Consideration and possible action on Fulbrook on Fulshear Creek/Section Ten/
Preliminary Plat**

A motion was made by Planning and Zoning Member Collins to approve Fulbrook on Fulshear Creek Section Ten/Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Leary. The motion was carried by the following vote.

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley

24. Adjournment

A motion was made by Planning and Zoning Member Collins to adjourn. It was seconded by Planning and Zoning Member Pearce. The motion was carried by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Royer

Nays: None

Absent: Planning and Zoning Member Haynes and Worley